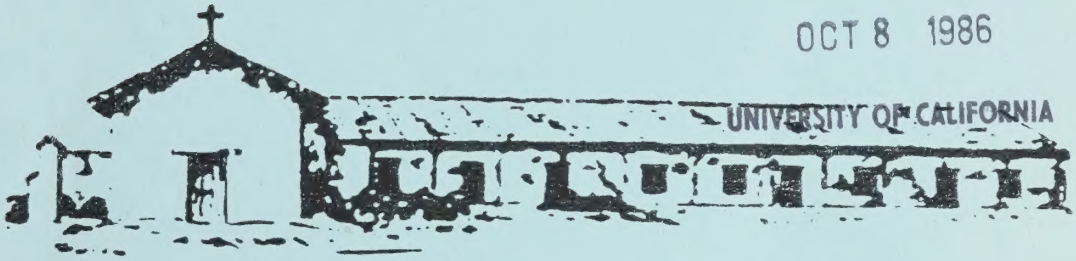
City of Soledad
General Plan
1985 Housing Element Update
and
Environmental Assessment



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July 1, 1985

Adopted by Resolution Number 1597 on June 26, 1985

Prepared by

Environmental Management Consultants

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HOUSING ELEMENT
TO THE GENERAL PLAN

Prepared for:

The City of Soledad, California

April 1985

Approved by:

Housing Advisory Committee

April 30, 1985

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HOUSING ELEMENT

Purpose and Intent

Each city or county in California must have a Housing Element in its General Plan, according to State law (Government Code, Section 65000 et seq). This mandated element is to consist of:

a. an assessment of housing needs, an inventory of resources for meeting those needs, and a list of the constraints to meeting them;

b. a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and

c. a program which sets forth a schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

The State law also requires that housing elements be prepared for five-year periods and be revised every five years. In addition, housing element revisions must be reviewed by the California Housing and Community Development Department (HCD). In accordance with the law, areas of concern that must be evaluated in a housing element include:

1. Analysis of population and employment trends and projections of existing and projected housing needs for all income levels, including the locality's share of the regional housing need.

2. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, the extent of overcrowding, and the physical condition of existing housing.

3. An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of zoning and public facilities and services available at these sites.

4. Analysis of actual and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes, site improvements, fees and other exactions required of developers, and local permit processing.

5. Analysis of actual and potential non-governmental constraints, including the availability of financing, the price of land, and the cost of construction.

6. Analysis of any special housing needs, such as those of the handicapped, elderly, large families, and female heads of households.

7. Analysis of energy conservation opportunities with respect to residential development.

Based on this analysis, the housing element must present goals, policies, quantified objectives, and scheduled programs that establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over the time frame of the element. The housing program also must:

1. Identify adequate sites for housing development to facilitate and encourage development of housing for all income levels;

2. Assist in the development of adequate housing to meet the needs of low- and moderate-income households;

3. Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing;

4. Conserve and improve the condition of existing affordable housing; and

5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, national origin, or color.

The first portion of this section presents a housing needs assessment for Soledad based on the above criteria. The second portion presents the goals and objectives, policies, and programs.

Regional Setting

Soledad is located 23 miles south of Salinas in the central portion of the Salinas Valley in Monterey County. The Gabilan Mountain Range borders the valley on the east and the Santa Lucia Range lies to the west. Soledad is located about halfway between Gonzales and Greenfield on U.S. Highway 101.

Incorporated in 1921, Soledad now supports a population of 6,250 and consists of approximately 772 acres of land. The City is surrounded by rich agricultural land, and agriculture and its associated industries form much of the City's economic base.

Public Participation

As part of the preparation of this Housing Element, a Housing Advisory Committee was formed. The Committee discussed housing issues and reviewed recommended housing programs at several meetings. Public participation was also encouraged at public hearings before the Planning Commission.

HOUSING NEEDS ASSESSMENT

Population Composition and Employment

From 1976 to 1980, the population of Soledad increased by 11%, from 5,342 to 5,928 persons. This increase represents an average annual growth rate of almost 3%. In comparison, Monterey County and the State of California experienced average annual growth rates of 1.6% and 1.7%, respectively, from 1970 to 1980.

According to the 1980 U.S. Census, 82.8% of Soledad's population is of Hispanic descent. Table 1 shows the ethnic composition of the City's population.

TABLE 1

Population Composition by Ethnicity

Origin	Number	Percent
Hispanic	4,906	82.8
White	705	11.9
Asian	275	4.6
Black	11	0.2
Other	31	0.5

Source: 1980 U.S. Census

The total civilian labor force is approximately 2,350 persons. The 1980 U.S. Census reported that the unemployment rate in 1979 was 21%, amounting to almost 500 persons. At least 920, or 49%, of the employed workers in Soledad were involved in agriculture or related industries.

Population Projections

According to AMBAG's population projections, Soledad's population will increase from 5,928 persons in 1980 to 7,500 persons by 1990. This projection represents a 34% increase, or a 3.4% average annual growth rate, over the ten-year period. AMBAG has forecasted a 2.0% annual growth rate for the Monterey Bay Region.

Soledad's economy is based on agriculture and agriculture-related services such as food processing and packaging. The City's economy will probably

continue to depend on agriculture because additional agricultural lands in the County are likely to be irrigated, and trends toward intensification of irrigated crop lands will increase. As farming productivity increases, associated agricultural employment such as food processing is also expected to increase.

Employment projections for Monterey County indicate that direct agricultural employment, such as growing and harvesting crops, will decrease slowly due to increased mechanization. However, associated agricultural employment, such as food processing, is expected to increase significantly. Soledad's share of the County's future agricultural economic growth cannot be predicted.

Income Levels

Household income determines housing affordability. As the price of housing increases, larger segments of the population no longer can compete for housing. In Soledad, the median income has increased by approximately 108% between 1970 and 1980, while the median income for Monterey County as a whole increased by 81% during the same period. Table 2 compares the median incomes of Soledad and Monterey County. According to these figures, Soledad's median residential income equalled approximately 77% of the County's in 1970, 72% in 1976, and 88% in 1980. Although the City's median income has increased at a higher rate than that of the County in the past decade, Soledad's median income is still about 12% less than that of the County as a whole.

The State Department of Housing and Community Development (HCD) defines "lower income" households as those having 80% or less of the median income of the

TABLE 2

Median Incomes

Year	City of Soledad	Monterey County	City's % of County's Median Income
1970[1]	$ 7,500	$ 9,730	77%
1976[2]	8,581	11,855	72%
1980[3]	15,615	17,661	88%

[1]U.S. Census, 1970

[2]California State Department of Finance, Special Census, 1976

[3]U.S. Census, 1980

county. Households having less than 50% of the median income are considered "very low income". "Moderate income" households are defined as those having 81% to 120% of the median income, and "above moderate income" households as anything above this. According to these definitions, and based upon the 1980 Census data, the distribution of Soledad's population among the HCD's four household income levels is estimated below:

	Percent of Total	Number of Households
Very Low Income Households (0-50% of County Median Income -- 0 - $8,831)	23%	331
Other Low-Income Households (51%-80% of County Median Income -- $8,832 to $14,129)	23%	335
Moderate-Income Households (81%-120% of County Median Income -- $14,130 to $21,193)	23%	335
Above Moderate Income Households (121%+ of County Median Income -- $21,194+)	31%	450

According to these figures, 47% of Soledad's households have annual income levels that are considered low or very low. In compliance with State laws, the Association of Monterey Bay Area Governments (AMBAG) prepared a Regional Housing Needs report that determines a "fair share distribution" of lower income households for each locality. This report forecasted that by 1990, 41.3% of each locality's households should be lower income. Since Soledad already supports a population which is 47% lower income, the City need only be concerned with maintaining the present, or even a slightly lower, proportion of housing opportunities for lower income people.

Overpayment for Housing

A primary responsibility of a housing element study is to assess the ability of lower income households to afford decent homes. In the past, it was generally agreed that families who were paying more than 25% of their income for housing were overpaying. Many lending institutions now extend mortgages to persons paying up to 30% of their income for housing. In light of this lending policy, the 25% criterion may be somewhat low. In Soledad, roughly 46% or 666 out of 1,451 total households are lower income. Of these low-income households, it was estimated that 273, or 41%, were paying more than 25% of their income for housing. In comparison, 60.4% of the County's lower income households were overpaying for housing. As shown in Table 3, Soledad's

percentage of lower income households overpaying for housing was generally lower than that of other cities in Monterey County.

TABLE 3

Overpayment for Housing in Monterey County[1]

Jurisdiction	All Lower Income Households[2]	Lower Income Renters Overpaying	Lower Income Owners Overpaying	Percent of All Lower Income Households Overpaying
Soledad	666	213	60	41.0%
King City	803	391	39	53.5%
Salinas	11,474	5,808	1,210	61.2%
Monterey	4,598	2,762	429	69.4%
Unincorporated Monterey County	6,789	2,215	1,399	53.2%

[1]Overpayment is payment in excess of 25% of household income for housing.

[2]Lower income households are those with 0% to 80% of Monterey County median income ($0 to $14,128 based on 1979 estimates).

Source: AMBAG, December 1983

According to AMBAG's estimates, approximately 273 lower income households in the City of Soledad are overpaying for housing. Of these households, approximately 78% are renters and 22% are owners. Currently, 19 households in Soledad are receiving Section 8 housing assistance through the Monterey County Housing Authority. The Soledad Local Housing Authority assists 98 households in the City of which 26 are made available for families whose livelihood depends on agriculture. CHISPA has 150 existing units in Soledad for low-income renters. Based on these figures, it appears that although the relative number of lower income households overpaying is less in Soledad than for other Monterey County localities, a substantial number of lower income renters within the City are in need of housing assistance.

Household Size

The average number of persons per household in Soledad increased from 4.08 in 1976 to 4.15 persons per household in 1980. This change suggests that the population is increasing faster than the number of dwelling units. The HCD

defines overcrowded housing as that with more than 1.01 persons per room. According to this definition, approximately 512, or 36%, of the City's housing units are overcrowded. The average household size in overcrowded units is 6.0 persons.

Table 4 presents 1980 U.S. Census data on overcrowding in Soledad and other Monterey County cities.

TABLE 4

Moderate and Severe Overcrowding by Tenure -- Monterey County

Locality	Renters moderate[1]/severe[2]	Owners moderate/severe	Total
Soledad	107 / 180	109 / 116	512
King City	119 / 166	28 / 27	340
Greenfield	70 / 93	77 / 58	298
Salinas	1,151 / 1,348	658 / 422	3,579
Seaside	228 / 188	203 / 93	712
Monterey	159 / 96	50 / 15	320

[1]Moderate overcrowding is defined as 1.01-1.50 persons per room.

[2]Severe overcrowding is defined as 1.51 or more persons per room.

Source: AMBAG, December 1983

According to these figures, 21% of Soledad's housing units are subject to severe overcrowding conditions, and 15% are subject to moderate overcrowding conditions. Of the 512 overcrowded units, 56% are renter-occupied and 44% are owner-occupied. The household populations in Soledad fluctuate seasonally, increasing from May through September with the influx of migratory farm workers. Although it is difficult to document the numbers of part-year residents, demands on city services such as sewage treatment and water supply show a marked increase during these months. Because more than 36% of Soledad's housing units are overcrowded, overcrowding should be considered a significant housing concern.

Household Tenure

Tenure refers to the status of the household as either homeowner or renter. Owners can be considered such even though mortgage payments are being made, and renters are counted even though no cash rent may be paid. In 1980, owner-occupied homes comprised 54.7% of the City's total housing stock, while

renters occupied 45.3% of the total dwelling units. These percentages are comparable to the homeowner-to-renter ratio in Monterey County as a whole which is 53.1% to 46.9%.

Special Housing Needs

Farm workers constitute the primary group with special housing needs in Soledad. According to the 1980 Census, at least 920 agricultural workers lived in Soledad, representing almost half of the working population. Farm workers are a crucial part of the region's multi-million dollar agricultural economy, yet they have had a difficult time obtaining adequate and affordable housing.

As a result of unionization, the agricultural industry provides more stable employment and higher wages than in the recent past. The result has been reduced migration, with farm workers staying longer or establishing residences in areas, such as the Salinas Valley, that offer fairly steady work and income. In fact, growers tend to prefer hiring workers who have previously worked for them; growers are, therefore, encouraging more stable residences. As a result, farm workers have started to vacate labor camps and set up households within the cities. As farm workers become permanent residents, rather than merely seasonal workers, the problems associated with providing adequate housing for them are compounded.

Historically, farm workers have had a difficult time finding affordable housing. This was due to a combination of migratory patterns, seasonal characteristics of employment, limited English skills, large family size, and low household incomes, all of which make it difficult to secure loans. Many housing units once meant for seasonal occupancy by single men are now being used year-round by laborers and their families. This situation increases the concern that many farm workers are living in inadequate and deteriorating housing units. Overcrowding is another fairly common condition among farm worker households. In Monterey County, more than 30% of farm worker housing units contain more than five people.

The 920 agricultural workers living in Soledad represent 15% of the total population of the City and 49% of the total working population. The special housing needs of this vital segment of the City's population must be addressed and provided for.

Other groups with special housing needs include retired persons and senior citizens. About 6% of the City of Soledad's population is over 65, compared to 9.5% of the Monterey Peninsula population. There are 210 senior citizen households in Soledad, representing almost 15% of the total households. Of these, 63% are homeowners and the remaining 37% are renters. Approximately 15% of the senior citizen households are below the poverty level. AMBAG has forecast that senior citizens in the Monterey region will total 11.4% by the

year 2000. Based on AMBAG's projections, more than 15% of Soledad's future housing may be absorbed by retired persons.

The Soledad Local Development Corporation (SLDC) has plans to develop a 45-unit senior citizen housing project on a 2.5-acre site in the north end of town. The City Council has expressed support pending funding of the project and the developers have submitted an application for HUD Section 202 financing. The City, through the redevelopment agency, is providing the equity contribution of the SLDC. If built, this development would help provide affordable housing to the City's elderly residents.

Another special housing need in Soledad is affordability. In 1980, 666, or 46%, of the City's households were considered low-income. Of these, 332, or 23%, of the total households were "very low" income and were considered to be at poverty level. According to AMBAG's estimates, 273, or roughly 41%, of the lower income households in Soledad are overpaying, paying more than 25% of their income, for housing. Because of this, suitable housing opportunities and assistance programs for these segments of the population should be a primary concern.

Other potential groups with special housing needs were evaluated, including large families, female-headed households, and handicapped households. In Soledad there are 352 large family households, representing approximately 39% of the City's total households. According to the 1980 Census, 43% of the large family households were renters and 34% were owners. The high number of large family households in the City helps to account for the 1980 Census estimate that 36% of the City's total households are overcrowded. The special housing needs for both large families and overcrowded households should be addressed.

The 1980 Census reported 197 female-headed households in Soledad, representing 14% of all households. Approximately 65% of the female-headed households include children, and of those, 59% are below the poverty level. This percentage signals yet another special housing concern.

There are approximately 178 disabled persons in Soledad, representing 3% of the City's total population. The 1980 Census only identifies as disabled those people who have a "work-related disability", or a "disability which prevents them from working." From these descriptions, the type or extent of the disability is not known.

Although housing availability in Soledad is fairly limited, particularly for low-income groups, there do not appear to be a significant number of "homeless" people or people in need of emergency shelter. The County of Monterey's Department of Social Services South County Office estimates that approximately two or three persons per month are provided housing assistance through the General Assistance Program in the entire South County Area.

It should be noted that there may be some overlap of the groups requiring special housing assistance. Nevertheless, the number of households and persons with special housing needs in the City appears to be considerable. Based on these figures, the City of Soledad must find methods to provide affordable and adequate housing for those needy segments of the community. The creation of the Soledad Redevelopment Plan, CHISPA Housing and Section 202 Elderly Housing, as well as the 98 units of the Soledad Local Housing Authority, are all evidence of the City's commitment to addressing the special housing needs of the population in Soledad.

Appropriate Share of Regional Housing Needs

In compliance with Government Code, Section 65584, "each council of governments shall determine the existing and projected housing need for its region." The Association of Monterey Bay Area Governments (AMBAG) has determined an appropriate share of regional lower-income housing needs for all localities in the region. The purpose of the appropriate share allocation is to equitably distribute the responsibility for accommodating lower-income households throughout the region and to avoid further concentration of lower-income households in localities which contain more than the average proportion, as computed from income data in the 1980 U.S. Census.

In making the regional housing allocations, AMBAG considered the current regional distribution of lower-income households. Lower-income households are identified as those that have less than 80% of the County's median income. Of the total 167,527 households within the Monterey Bay region, 69,225 were lower income, representing 41.3% of all households. This distribution has been defined as an upper limit, and the number of lower-income households allocated to each locality for 1990 by AMBAG is 41.3%. It is this 41.3% "fair share" distribution figure that AMBAG used to allocate housing needs for individual localities within the region.

Table 5 outlines Soledad's appropriate share of lower-income housing using the data, criteria, and assumptions previously mentioned. Based on the figures in Table 5, Soledad, in the 1980 Base Year, had more than the 41.3% appropriate share of the regional low-income housing needs. AMBAG's projection indicates that by 1990 Soledad's appropriate share would be 810 lower-income households, which is 144 households more than the 1980 figure, representing an average annual increase of approximately 14 lower-income households.

Existing Dwelling Units

The types and ages of housing units varied in Soledad. Housing types included single-family units, built in past decades, as well as newer subdivisions, duplexes, apartments, and mobile homes. Table 6 identifies the number and type of dwelling units in Soledad.

TABLE 5

City of Soledad's Appropriate Share

	1980 Base	1990 Projection	Projected Increase Over A Ten Year Period to 1990	Percent Increase
Population Overall	5,928	7,500	1,572	26.5
Group Quarter Population	24	50	26	108.3
Household Population	5,904	7,450	1,546	26.2
Number of Households	1,424	1,961	537	37.7
Lower Income Households	666[a]	810[b]	144	21.6
Average Household Size	4.15	3.80	-.35	-8.4

[a]Note that, in 1980, 47% of all households in the City of Soledad were lower income.

[b]Fair share distribution assumes 41.3% of all households are lower income.

Source: AMBAG, December 1983

TABLE 6

Number and Type of Dwelling Units

	1976[a]	1980[b]	1985[c]
Single-Family	768	931	989
Multi-Family	458	357	359
Mobile Home	147	136	152
TOTAL	1,373	1,424	1,500

[a]California State Department of Finance, Special Census, 1976

[b]1980 Census

[c]City of Soledad Planning and Building Department

According to the 1980 Census, roughly 65% of the City's housing stock is single-family, 25% is multi-family, and 10% is mobile homes. Recent data compiled by the City of Soledad indicates that between 1980 and the present, building permits were issued for 67 single-family homes, one duplex, and 16 mobile homes. In the same time period, nine demolition permits were issued. This building activity has maintained the housing stock in Soledad at the same levels recorded by the 1980 Census with 65% single-family, 25% multi-family, and 10% mobile homes.

Of the 67 single-family homes built between 1980 and the present, 58, or 86%, of them were built in the past two and a half years. Most of these homes are included in the new Andalucia subdivision. The relative lack of building activity from 1980-1983 is a result of the destabilized economy. When interest rates came down in 1983, Soledad once again became a viable location for housing development.

Vacancy Rate

Vacancy rates theoretically measure the health of the housing market in a community. The vacancy rate is the percentage of the total housing stock available for sale or rent at any one time. The U.S. Department of Housing and Urban Development defines a "tight" housing market or "shortage" of housing as an overall vacancy of 5% or less. Vacancy rates fluctuate yearly, depending upon the economic trends that influence the supply of housing.

According to the 1980 Census, there were 11 available units, representing an 0.8% vacancy rate. This is far below the 5% vacancy rate which is considered acceptable, hence a "tight" housing supply exists in Soledad.

Housing Conditions

Table 7 presents survey data regarding housing conditions in Soledad's residential zones.

The main reason for deteriorating housing is the high cost of housing repairs. In many instances, the homeowners are either on fixed or very low incomes. In other cases, the lack of repairs is due to absentee ownership. Other factors influencing housing quality include the original quality of construction, the number of occupants and whether the residents are tenants or owners. As indicated in Table 7, in 1970 almost 75% of the overall housing in the City was rated in need of repair. By 1980, this figure had decreased to 38%.

In 1984, the City Council identified a target area for a rehabilitation program. A survey of the area performed for a CDBG application revealed that of the 126 units in the target area, over 35% were in need of repair. All of the homes surveyed showed a degree of external deterioration. The following internal problems were tabulated in the survey responses: 55% of the homes

TABLE 7

Housing Conditions: 1970 - 1980

	1970[a]		1980[b]	
	Number	Percentage	Number	Percentage
Standard	271	25%	718	62%
Conservation Feasible	348	33%	105	9%
Conservation Questionable	262	25%	77	7%
Substandard	180	17%	246	22%
Total Units Surveyed	1,061	100%	1,146	100%

[a]1971 Housing Element

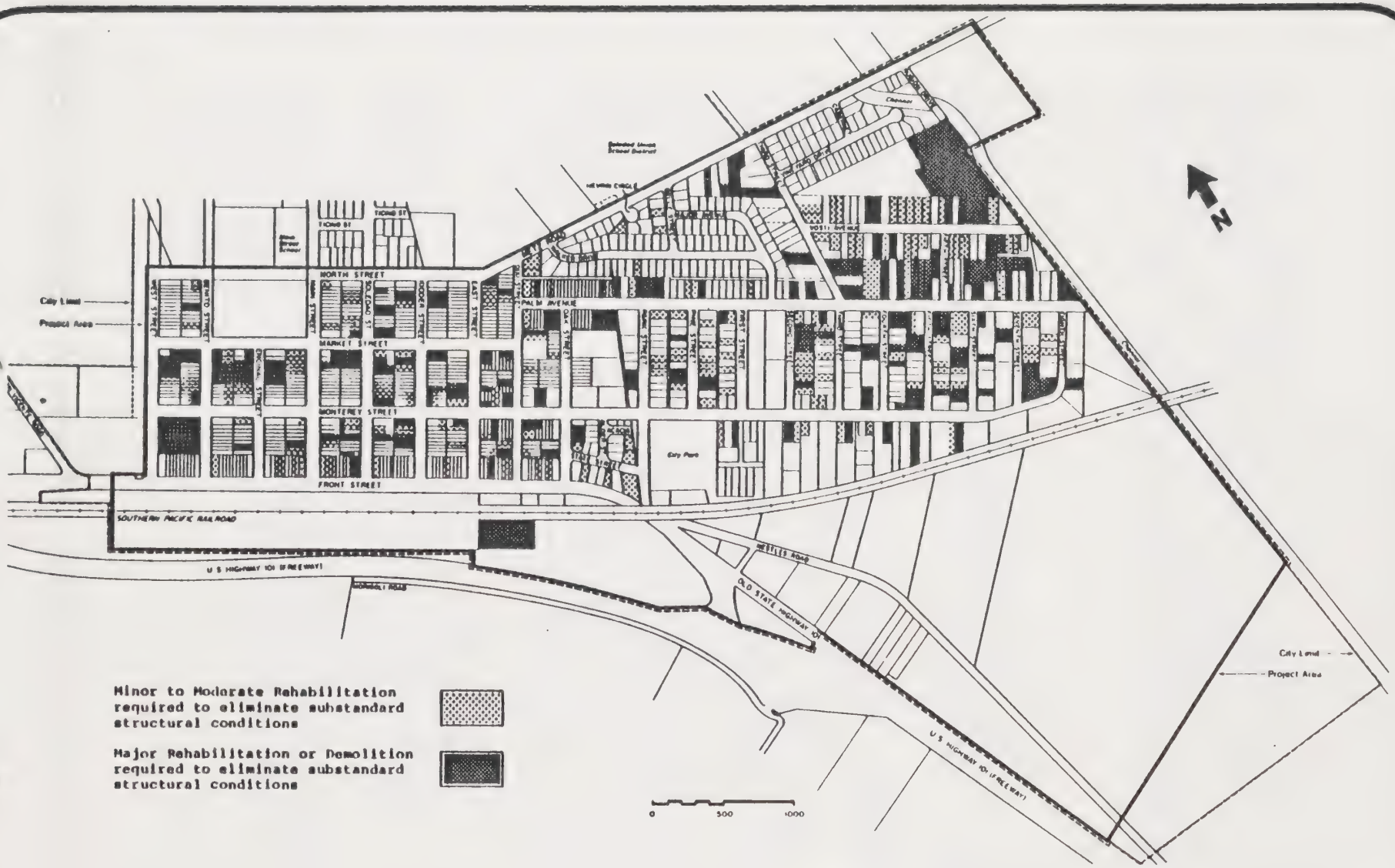
[b]Soledad Planning Department, 1980

Note: The 1980 figures do not include: 65 units not in residential zones
136 mobile home units
98 Soledad Housing Authority units

had plumbing problems, 30% experienced faulty electrical systems, 32% had ceiling damage due to water, 38% had sagging floors, and 61% had poor insulation. The City received $150,000 through the State Community Development Block Grant (CDBG) Program for housing rehabilitation in 1983 and an additional $200,000 for 1985.

The City of Soledad set up a redevelopment agency in 1983 to help eliminate the physical, social, and economic blight in the community. The City identified a "Project Area" which encompassed approximately 520 acres, or 67%, of the incorporated area. The only areas not included in the project area are relatively new residential subdivisions and vacant agricultural lands. Figure 1 illustrates the project area and the structural conditions in the area as identified in the Proposed Redevelopment Plan for the City of Soledad. Funding for redevelopment may be provided through a number of sources, including CDBG funds, Assessment Districts, Developer Participation, and Tax Allocation Financing. Fully 20% of the tax increment generated by the agency will go into a fund for low- and moderate-income housing development.

Other financing methods for rehabilitation in Soledad include low-interest loans from private sources. The City has an agreement with the Bank of America for property improvement loans at below market rates. Pacific Gas and Electric Company provides interest-free loans for installation of weatherproofing and energy-saving devices.



Minor to Moderate Rehabilitation required to eliminate substandard structural conditions

Major Rehabilitation or Demolition required to eliminate substandard structural conditions

CITY OF SOLEDAD HOUSING ELEMENT

STRUCTURAL CONDITIONS IN REDEVELOPMENT AREA

Figure 1

Source: Burns and Watry, Inc.

Housing Values and Rents

Housing values in Soledad have increased at rapid rates. Between 1970 and 1980, the median price for a single-family dwelling increased from $14,000-$16,000 to $60,000-$70,000, or by about 230%. Yet, during that same period, annual median incomes increased only by an estimated 108%.

The costs of rents have also increased during this time period (although not as rapidly as the purchase price of homes), indicating that a similar situation exists in the rental sector of the housing market. The median monthly rent in 1970 was approximately $150, compared to an estimated $300 in 1980. This constitutes an increase of 100% in rents.

The increase in housing costs has been similar throughout the State. The increase in income has not kept pace with the rising housing costs for the average Californian. Growth of median income in Soledad, being lower than that of the State as a whole, compounds the problem of high and rapidly increasing purchase prices. This problem effectively shuts out many families from the existing market for sound housing. Housing costs are especially high for lower income households. As previously indicated, at least 47% of all households in Soledad were considered lower income in 1980.

Both rental and ownership housing are in short supply due to several internal and external forces. Internal forces include an inability to provide market-rate housing because the level of housing affordability is lower than current market prices. Thus, demand for housing in the $70,000-$80,000 range is limited and the increased need for low-priced housing is evident. Other internal forces include a low vacancy rate, large household size, deteriorating housing conditions.

External forces which affect housing costs and supply include the national, state and regional economic situation, including high inflation and interest rates. As a result, the cost of land, materials, labor and borrowing has increased rapidly.

Energy Conservation

The State of California currently requires that energy-saving measures be applied to new dwellings through the Uniform Building Code. Building design features which can improve energy efficiency include lot and building orientation that emphasize passive solar utilization, such as a concentration of southern facing windows and skylights, and avoidance of north facing windows; and construction of attached dwellings which promote energy efficiency. The City of Soledad should encourage all site and building designs which are energy efficient.

The California Energy Commission (CEC) is in the process of revising the State's energy conservation standards for new residential buildings. The standards are intended to reduce the electricity and gas now used in typical residential buildings by at least 80% for new buildings. According to the CEC, new residential buildings can be designed and built which save 80% of more energy and still meet the current building standards. Such residences currently are being built and marketed successfully by innovative builders throughout the State. The CEC estimated that, when using marginal costs, building standards designed to save 80% or more of current energy may not only be technically feasible, but also immediately cost effective. The CEC's adopted measures currently are being analyzed by the State Building Standards Commission, which is composed of government and industry representatives.

Projected Housing Needs

The updated housing plan must present the estimated number of units that need to be constructed by 1991. AMBAG has estimated housing unit projections based on an average annual growth rate of 3.4%. According to AMBAG's housing needs projections, 537 households will be formed in Soledad between 1980 and 1990. To maintain a vacancy allowance and replacement factor, AMBAG has predicted a total construction need of 593 units for this period. According to AMBAG's appropriate share calculations, approximately 160 new lower income households will be formed in Soledad by 1990. To provide housing for these low-income households, approximately 27% of the City's new housing should be affordable by lower income households.

AMBAG estimated the net increase in housing units and total new construction needs for the City based on expected household formations, a vacancy factor to maintain a healthy housing market, and replacement units for demolished units. Table 8 presents these housing unit projections and extrapolations to 1991 based on AMBAG's figures.

Based on the 1980-1991 estimated total construction need and according to the current distribution of income levels in Soledad, the housing unit construction need can be distributed among four income levels, as follows:

	Estimated Housing Construction Needs January 1980 to January 1985	Projected Housing Construction Needs January 1985 to January 1991
Very Low Income	64	77
Low-Income	63	75
Moderate-Income	64	77
Above Moderate Income	87	104
TOTAL	278	333

TABLE 9

Estimated Construction Needs -- January 1985 - January 1991

	Unmet 1980-1985 Construction Needs	Estimated 1985-1991 Construction Needs	Total Estimated Construction Needs
Very Low Income	48	77	125
Low-Income	46	75	121
Moderate-Income	48	77	125
Above Moderate Income	64	104	168
TOTAL	206	333	539

Note: These figures are based on the current distribution of income levels.

Source: AMBAG and Soledad Building and Planning Department.

According to AMBAG's "fair share" regional allocations, by 1991, 41.3% of Soledad's entire housing stock must be affordable by lower-income households. To reach this level, approximately 145, or 27%, of the total units constructed from January 1985 to January 1991 should be affordable by lower-income households. The remaining 394, or 73%, of the units may be targeted for moderate- and above moderate-income level households. Based on the projections presented in Table 9, it does not appear likely that the City of Soledad will have difficulty in providing for the "fair share" of lower income housing units allocated by AMBAG.

Site Availability

There is currently a large amount of vacant land suitable for residential development within the Soledad city limits. As illustrated in Figure 2, there are approximately 221 acres of vacant land with residential zoning designations scattered throughout the City. Table 10 presents the acreages and zoning districts of these sites. If all of this land were built out in

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Very Low Income	48	77	125
Low-Income	46	75	121
Moderate-Income	48	77	125
Above Moderate Income	64	104	168
TOTAL	206	333	539

Note: These figures are based on the current distribution of income levels.

Source: AMBAG and Soledad Building and Planning Department.

According to AMBAG's "fair share" regional allocations, by 1991, 41.3% of Soledad's entire housing stock must be affordable by lower-income households. To reach this level, approximately 145, or 27%, of the total units constructed from January 1985 to January 1991 should be affordable by lower-income households. The remaining 394, or 73%, of the units may be targeted for moderate- and above moderate-income level households. Based on the projections presented in Table 9, it does not appear likely that the City of Soledad will have difficulty in providing for the "fair share" of lower income housing units allocated by AMBAG.

Site Availability

There is currently a large amount of vacant land suitable for residential development within the Soledad city limits. As illustrated in Figure 2, there are approximately 221 acres of vacant land with residential zoning designations scattered throughout the City. Table 10 presents the acreages and zoning districts of these sites. If all of this land were built out in

LEGEND:

Vacant residentially zoned lands

Source: Neill Engineers

CITY OF SOLEDAD HOUSING ELEMENT

VACANT RESIDENTIALLY ZONED LAND

Figure 2

TABLE 10

Available Land for Residential Development

Name[a]	Zoning Designation	Acreage	Capacity[b]
1. Andalucia Subdivision	NC, R-3, R-1	108.67	452
2. Guzman Subdivision	P.C.	11.24	43
3. Garcia Subdivision	R-4	8.09	114
4. South of Monterey St. East of Vosti Park	R-4	10.17	213
5. South of Monterey St. East of Eighth St.	R-4, R-1	3.98, 2.53	95
6. Senior Citizen Project Site	R-3	2.5	45
7. High School District Site	R-1	75.0	300
	TOTAL	220.98	1,262 units

[a]Number refers to site designation in Figure 2.

[b]Capacity calculated using General Plan densities.

Source: City of Soledad

accordance with general plan land use densities, at least 1,262 housing units could be provided. Additional housing may be provided by infill development in existing residential neighborhoods.

The City currently has several single- and multi-family projects in various stages of development. These are as follows:

Andalucia Subdivision -- The subdivision has been approved for 400 single-family, detached units and 52 multi-family units, with a 7.3-acre neighborhood shopping center, an elementary school, a neighborhood park and professional office space. The first phase of the project, consisting of 46 single-family, detached units, is under construction. The homes, priced between $70,000 and $90,000 are scheduled for completion this summer. The tentative map for Phase II, including 56 single-family units is being processed. Public services and access are available to this development.

Guzman Subdivision -- A final map has been approved for this 43-unit single-family development. Actual construction has not begun. Public access improvements and public service extensions must accompany development.

Garcia Rancho Subdivision -- A tentative map is under review for this 16 single-family and 98 multi-family unit subdivision. Public access is available to the site. Services must be extended.

The City has approved the plans of the Soledad Local Development Corporation to build a 45-unit senior citizen housing project on a 2.5-acre site and a conditional use permit for a CHISPA 50-unit rental housing development on a 2.9-acre site. Public services and access are available for the project.

Other sites for future residential development within the City include underutilized residential lots. The City has a granny-housing ordinance to encourage infill development on large lots. The City also encourages lot consolidation and infill development on a larger scale than secondary units on underutilized lots. Based on building permit activity in the City's older neighborhoods, the City anticipates approximately 15 new single-family dwellings in 1985 as a result of infill development.

In 1983, the City of Soledad established a Redevelopment Agency and declared approximately 67% of Soledad's land mass a redevelopment area. The area contains virtually all of the oldest residential tracts in the City as well as the central business district and the commercial/industrial and agricultural area between the Southern Pacific Railroad Line and U.S. Highway 101. There are three vacant residentially-zoned areas within the Redevelopment Area. These are the 11.24-acre Guzman subdivision site, the Garcia Rancho subdivision site and a 10.17-acre parcel located between Monterey Street and the Southern Pacific Railroad from Third Street to Vosti Park. Development on all of these sites will require public access and public works improvements.

The Redevelopment Plan calls for improvement or replacement of infrastructure in the area, including street and public works improvements. Projected revenue sources for these improvements are Community Development Block Grants and tax increment allocation bonds. The City received $150,000 in CDBG funds in 1983 and has received approval for $200,000 for 1985 for the housing rehabilitation program. Rehabilitation of existing units will help upgrade housing conditions within the City and maintain a supply of affordable housing for lower-income residents.

One of the primary development constraints in Soledad is the lack of public works improvements on vacant parcels. Development of the three major undeveloped residential parcels previously identified would require such improvements. The capital improvements analysis in the Soledad Redevelopment Plan calls specifically for such improvements. Another constraint to development in Soledad is irregular lot parcelization. There are many flag lots and lots with no street access. Development of these parcels would often times depend on easements over other private property.

Governmental Building Constraints

Governmental policies and regulations can constrain future residential development to varying degrees by imposing requirements and limitations on residential development. These actions in turn can affect the cost of housing. Generally, these governmental constraints include land development controls, development processing procedures and fees, requirements for provision of services and facilities, and use of federal and State programs.

Land development controls include policies and regulations contained in the City's General Plan, Zoning Ordinance and Building Code. While these regulations may serve to restrict development somewhat, the City of Soledad does not have a growth control ordinance or other regulations that limit development, and in the past, has encouraged growth in housing units to keep pace with demand.

The City's General Plan establishes three residential zone districts. These are:

Low-Density Residential	1 - 8 units per acre
Medium-Density Residential	8 - 12 units per acre
High-Density Residential-Professional	12 - 22 units per acre

The City is presently in the process of amending its Zoning Ordinance to make it consistent with the General Plan density standards. The revised land use designations will not decrease the number of sites available for low-income residential development. Figure 3 presents the Land Use Map of the General Plan and Figure 4 illustrates the existing Zoning Map of the City of Soledad.

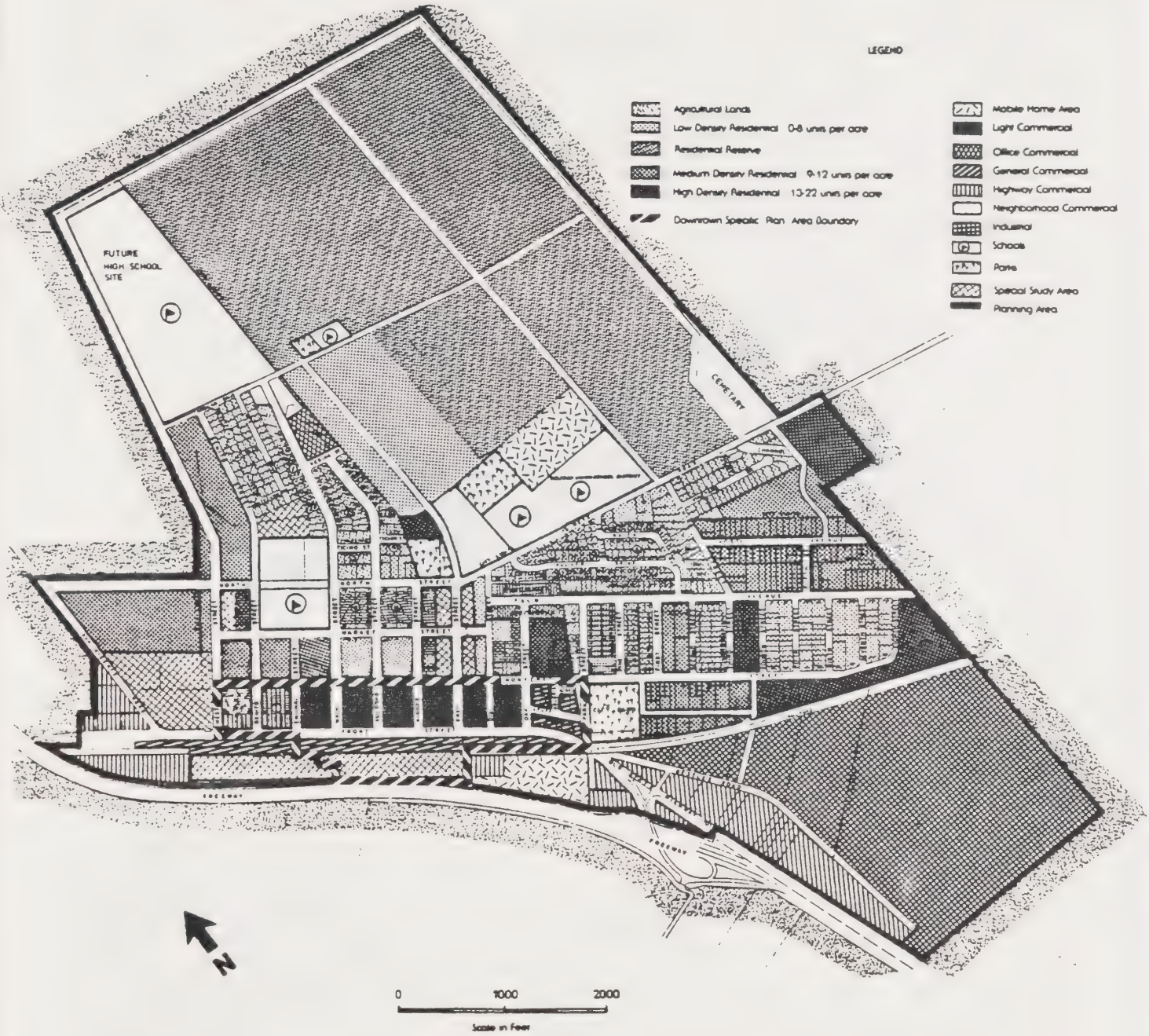
Development processing fees indirectly contribute to the cost of housing. The City of Soledad's fees are generally comparable to or lower than those of other jurisdictions in Monterey County. The fees charged by the City are presented in Table 11.

The time required to process residential projects depends upon the size and scope of the project. Generally, the City of Soledad processes development applications in a timely and efficient manner. Delays usually result when approvals from agencies other than the City are required or as a result of procedures required by State law, including requirements for:

1. General Plan amendments;

2. Filing of tentative and final subdivision maps; and

3. Environment review and potential requirements for the preparation of an EIR.

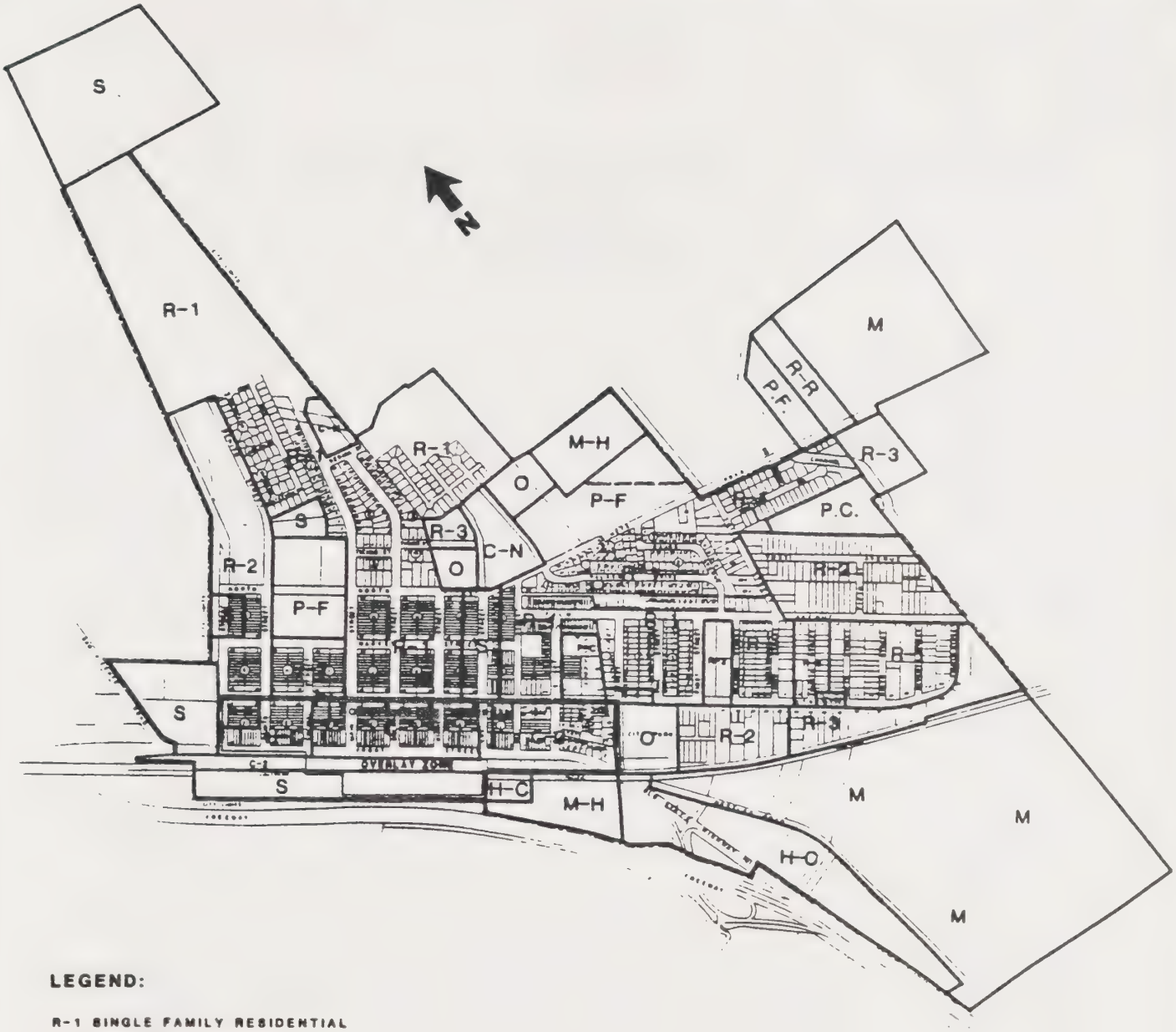


Source: City of Soledad General Plan

CITY OF SOLEDAD HOUSING ELEMENT

GENERAL PLAN LAND USE MAP

Figure 3



LEGEND:

R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX RESIDENTIAL
R-3 MULTIPLE RESIDENTIAL
R-4 RESIDENTIAL-PROFESSIONAL
R-R RURAL RESIDENTIAL
C-1 RETAIL COMMERCIAL
C-2 GENERAL AND SERVICE COMMERCIAL
C-N NEIGHBORHOOD COMMERCIAL
H-C HIGHWAY COMMERCIAL
P-C PLANNED COMMUNITY
P-F PUBLIC FACILITY
M INDUSTRIAL
O OPEN SPACE
S SPECIAL STUDY AREA

0' 500' 1000'

CITY OF SOLEDAD HOUSING ELEMENT

EXISTING ZONING MAP

Figure 4

Source: Neill Engineers

TABLE 11

Fee Schedules

Description	Fee
Zoning/Rezoning	$ 250.00
Variance	100.00
Use Permit	50.00
General Plan-Amendment	250.00
Architectural Review	25.00
Processing Environmental Assessment	50.00
Initial Study	100.00
Environmental Impact Report	Cost + 10%
Annexation	Cost + 10%
Minor Subdivision Fees*	
Basic Fee	50.00
Recording Fee	10.00
Fee Per Lot Resulting	10.00
Major Subdivision Fees*	
Basic Fee	100.00
Recording Fee	10.00
Fee Per Lot Resulting	10.00
Planned Unit Areas to include but not limited to:	
Commercial and Industrial Development	Cost + 10%
Apartment/Townhouse/Condominiums	Cost + 10%
Professional Office Areas and Mobile Home Park Developments	Cost + 10%
Signs (includes refundable Architectural Review Fee)	10.00 +25.00
Appeals	10.00
Maps-Large	2.50
General Plan and Element Reports	5.00
Zoning Ordinance	5.00
Subdivision Ordinance	2.50

*Tentative Map costs included in Basic Fees
*Final Map costs included in Basic Fees

Source: City of Soledad

It also should be noted that development upon the agricultural land that surrounds the City is subject to regional governmental approval. The Local Agency Formation Commission (LAFCO) of Monterey County has ultimate power in the approval/denial of annexations upon the surrounding agricultural lands. LAFCO is charged with ensuring that growth occurs within the cities and their spheres of influence in an orderly and planned manner, assuring the protection of prime agricultural lands.

The provision of many public services, which historically had been the role of government, is now being transferred to developers. The result often adds to increased housing costs for the buyer and renter. Cities and counties have found it increasingly difficult to bear all the costs of providing public services, especially since the passage of Proposition 13. Developers now are often responsible for road construction and enlargement, extension (and, at times, enlargement) of water and sewer lines, and provision of drainage systems, sidewalks and street lighting.

Non-Governmental Building Constraints

There are several non-governmental constraints that restrict the housing market. As previously discussed, housing costs have increased significantly in the past decade, making it difficult for the average worker in Soledad to purchase a home. Increasing land costs and progressively higher interest rates have limited residents' ability to purchase and have affected the construction industry, thereby further tightening the housing market. As an example of housing costs, the cost of a single-family lot in Soledad ranges between $15,000 and $30,000, depending on size. The cost of labor and materials range from approximately $44 per square foot for a custom-built home, to approximately $35 per square foot for a tract home, to approximately $25 to $30 per square foot for a manufactured home. Yet, financing remains the largest cost component, with current interest rates figured between 12% and 16%. The high costs of land, borrowing, labor and materials not only have resulted in a reduction of construction of new single-family units, but have also caused a severe reduction in construction of apartments. Developers have not been able to construct apartment units that can be rented at market rates except when construction occurs with some form of government subsidies.

Alternative methods of financing residential development may be available for programs ranging from housing rehabilitation grants to development of housing units for elderly, low- and moderate-income families, and farm workers. Agencies which administer these programs include the Federal Farmers Home Administration and HUD, as well as the California Department of Housing and Community Development and the California Housing Finance Agency. A problem with this type of financing is limited funding and, in some cases, strict eligibility criteria. Currently, there are proposed funding cutbacks or elimination of programs in many of these agencies, which further restricts funding availability.

Soledad is located in a geographical area that is highly susceptible to earthquakes. The design of residential developments must be able to structurally withstand earthquake damage. Special design considerations such as this can add to the cost of housing.

Summary

Previous sections of this Housing Element have provided an outline of the City's housing responsibility, a review of the City's housing characteristics, a discussion of various housing needs, and an analysis of the constraints which may actually reduce the amount of housing constructed. The following section provides a comprehensive housing strategy (or plan) to solve the City's housing problems. This strategy or plan contains the following:

a. a summary of action on past policies and programs;
b. a presentation of housing goals, objectives, policies, and programs; and
c. a housing program summary.

Essentially, the housing plan establishes a framework for provision of affordable housing for all segments of the City's population and labor force.

The success of a housing plan lies not only on its implementation, but also depends on a continuous review and revision process. Thus, the City should review and evaluate, and where necessary, revise the existing housing plan goals, objectives, and policies to best serve Soledad's needs. This shall be based on the following criteria:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal;

2. The effectiveness of the housing element in attainment of the community's housing goals and objectives; and

3. Progress in implementing the Housing Element.

This review will be done on an annual basis beginning January 1, 1987.

Evaluation of Previous Objectives and Programs

The past Housing Plan of the City of Soledad's Housing Element focused upon three housing concerns: new residential development, housing and neighborhood quality, and the special housing needs of community residents. Actions taken by the City during the period covered by the plan have resulted in significant advances in residential opportunities within the City.

In May of 1983, the City of Soledad set up a redevelopment agency to help eliminate social, economic, and physical blight within the community. The project area for the redevelopment plan includes almost 70% of the City. Funding for redevelopment may be provided through a variety of sources. Redevelopment priorities include provision of infrastructure and public access improvements to areas lacking such improvements and setting up a fund for low and moderate income residential development.

The City has actively sought state and federal grant funding to help finance rehabilitation and redevelopment programs. In 1983, the City received $150,000 for housing rehabilitation from the State Community Development Block Grant (CDBG) Program. An additional $200,000 has been approved for this year.

Other programs directed at rehabilitation of existing structures in Soledad include low-interest property improvement loans from the Bank of America and interest-free loans from Pacific Gas and Electric.

The City has also actively pursued new residential development. Since 1980, three residentially zoned parcels of land have been annexed to the City and subdivided. To date, 58 single-family residences have been constructed in the Andalucia subdivision. A final map has been approved for the Guzman subdivision which is to include 43 single-unit residences. A tentative map for the Garcia Rancho subdivision has been filed. This subdivision is proposed to include 16 single-family and 98 multiple-family residences. The City also encourages infill development, when appropriate, on vacant or under-utilized lots. Conditional use permits have recently been granted to CHISPA, a non-profit residential developer, and the Soledad Local Development Corporation to develop 50 units of low-income housing and 45 units of elderly housing, respectively. Past residential development in Soledad and proposed future developments have been geared towards providing a mixture of residential housing, varied in density and cost.

The City has adopted a Granny Housing Ordinance to encourage development of secondary residential units on R-1 lots. The City is also in the process of revising the Zoning Ordinance to lower the minimum lot size for single-family residential development from 6,000 square feet to 5,000 square feet. Other alterations in the Zoning Ordinance will include revising the low and medium density districts to allow higher density development. These ordinances are representative of the City's efforts to implement measures encouraging residential development.

HOUSING PLAN

Goals and Objectives

The intent of this housing plan is to provide decent housing and a suitable living environment for the entire community. The housing goals of the City of Soledad are:

1. To provide quality residential life by maintaining and improving the existing housing stock and by providing expanded housing opportunities for residents and future populations, leading to a healthy, safe, and affordable living environment in the City of Soledad.

2. To develop a housing policy that encourages construction of new housing that is of the type needed, that is properly located and timed, and for which public facilities and services are available.

3. To develop housing policies which meet the special housing needs of low- and moderate-income residents and farm workers.

4. To assure that the City's housing stock is maintained and upgraded where feasible to meet necessary health and safety requirements.

5. To ensure equal housing opportunities for all residents of the City.

6. To promote regional coordination of housing programs between city, county and state governments, citizens groups and the private sector.

7. To encourage energy conservation measures in new housing.

In order to achieve its goals, the City of Soledad will strive toward meeting the following general objectives, to the maximum extent feasible, by 1991.

1. The City shall promote construction of 611 new housing units between 1985 and 1991, or at a rate equal to the City's actual population or employment growth.

2. The City shall facilitate construction of units affordable to lower income households to ensure that 42% of the housing stock is affordable to lower income persons.

3. As of 1980, the City had 182 substandard units which may be suitable for rehabilitation. The City shall encourage the rehabilitation of these and the redevelopment of the 246 substandard units which are not suitable for rehabilitation at a rate of 5% of the total per year.

4. The City shall promote the conservation of all existing affordable rental units, including CHISPA, SLHA and CHA units.

Housing Policies and Programs

Housing is a major concern for those who live and work in the City of Soledad. This housing plan focuses on five housing concerns: new residential development, housing affordability, housing conditions and neighborhood quality, Soledad's special housing needs, and energy conservation. The following policies and programs set the framework for the necessary community effort and involvement.

The intent of these policies and programs is to provide a range of housing choices with public services necessary to support residential development. Specifically, these programs address the problems of providing sufficient housing to meet the City's special housing needs, the need for a better mixture of housing types, the need for more apartments and rental units, the concerns regarding the lack of urban services in undeveloped areas, providing an appropriate share of lower income housing, providing rehabilitation assistance and promoting energy conservation.

Residential Opportunities and Development

Policy A: The City shall encourage the production of new residential development that provides a choice in housing type, density, cost and tenure, to meet the housing needs of all segments of the population, regardless of race, sex, marital status, age, ethnic background, physical condition, or family size.

Program 1: The City shall use the Land Use Plan Map of the General Plan as policy for existing and future residential development areas.

The Land Use Plan Map should guide future housing developments during the next five years. Specific locations for single-family homes and multiple-family dwellings are designated on the Land Use Plan Map.

Program 2: The City shall require a mixture of residential zone districts for all lands that annex to the City for residential development.

Program 3: By 1987, the City shall develop guidelines for the redevelopment of substandard housing with higher density units with a density appropriate to the character and quality of the existing neighborhood.

Program 4: The City shall encourage the development of additional units on under-utilized multiple dwelling zoned lots by the end of 1986, by revising the Zoning Ordinance. Such revisions will include lowering the minimum lot size for single-family residential development from 6,000 square feet to 5,000 square feet and adjusting the zoning districts to correspond with the General Plan densities as shown on page 22 of the Housing Needs Assessment.

Policy B: The City shall encourage a continually expanding supply of ownership and rental housing in the City of Soledad for persons of all income and ethnic groups.

Program 5: The City shall maintain a balance between rental housing opportunities and home ownership by encouraging development of new units and rehabilitation of existing units.

Policy C: The City shall ensure the provision of urban services for future residential development.

Program 6: The City shall evaluate and coordinate all opportunities for providing services to new developments, including formation of assessment districts, phased capital improvement programs, federal and state grants, joint powers agreements, and issuance of revenue bonds. This shall be done on a continual basis.

Affordability

Policy D: The City shall encourage the construction of affordable rental and ownership housing units for low- and moderate-income households throughout the City of Soledad.

Program 7: The City shall promote the construction of affordable building types such as mobile homes, modular and manufactured housing.

Program 8: The City shall provide incentives to builders such as density bonuses for construction of affordable housing units for low- and moderate-income families on sites that are adequate with respect to size, depth and configuration of lot and other neighborhood characteristics.

Program 9: The City shall identify, help facilitate and help solicit federal and State financial assistance for the construction of rental housing units and for rent subsidies to low- and moderate-income households, on an annual basis or as funds are available. These funds include low-interest loans, grants, and rent

subsidies, and are administered by the U.S. Department of Housing and Urban Development, the California Housing Finance Agency, Farmers Home Administration, and the State Department of Housing and Community Development.

Program 10: The City shall cooperate to the maximum extent feasible with all public agencies (such as the Soledad and County Housing and CHISPA Authorities) and non-profit housing organizations in mutual efforts to provide affordable housing.

Program 11: The City shall review development processing procedures on an annual basis to determine whether and how the process can be streamlined to help reduce costs of new residential development.

Policy E: The City shall encourage and promote innovative housing development plans that will help to increase the number of affordable housing units.

Program 12: While updating the Zoning Ordinance to General Plan standards, the City shall review it to determine where modifications could be made in an effort to make more land available for affordable housing. Examples include reductions in lot coverage, setbacks, unit sizes, street and sidewalk widths and changes in design standards. Such modifications and changes shall be designed to maintain the quality of public facilities and the character and stability of residential areas. This shall be completed by 1987.

Program 13: On sites deemed appropriate and where such development is determined to be non-detrimental to adjoining residential areas, the City shall encourage developments that utilize concepts such as cluster development, lot consolidation or zero lot lines through the development review process of proposed projects.

Housing Conditions and Neighborhood Quality

Policy F: The City shall enhance the livability of existing residential units by assuring that all housing units provide a healthy and safe environment for their inhabitants.

Many of Soledad's homeowners have occupied their homes for long periods of time and have experienced problems in preventing physical deterioration of their homes brought on by age. Many renters also experience similar problems due to absentee ownership or landowners who do not have the money to rehabilitate their units.

Program 14: The City shall help solicit and, if available, encourage maximum utilization of, federal and State funds for low-inter-

est loans and grants for the rehabilitation of ownership and rental properties. The City shall also investigate use of deferred rehabilitation loans as a part of housing assistance programs and consider application for these funds jointly with the County to strengthen the City's position.

Program 15: The City shall cooperate with the County Housing Authority, the Soledad Local Housing Authority, the Soledad Local Development Corporation, non-profit developers and the Office of Economic Opportunity to upgrade the City's housing stock.

Program 16: By 1987, the City shall prepare a public facilities plan for evaluating immediate and long range service capacities and costs resulting from new developments in order to assure the City's ability to provide and maintain necessary public improvements in new and existing neighborhoods.

Special Housing Needs and Accessible Housing

Policy G: The City shall encourage housing opportunities for those residents of the City who have special housing needs, such as the elderly, farm workers, large families, female-headed households, and the disabled.

Program 17: The City shall make maximum use of public and private resources identified in Programs 10 and 11 to help solve special housing problems.

Program 18: The City shall enforce the zoning requirement for new housing developments to be adaptable for physically disabled residents through plan checks or building inspections.

Program 19: The City shall evaluate the suitability of vacant parcels close to downtown for the provision of medium- and high-density residential development capable of providing housing for elderly and handicapped persons.

Program 20: By 1986, the City shall allow, where appropriate, the development of secondary small rental units on single-family lots for affordable housing for the elderly.

Program 21: The City shall provide self-help materials (how-to pamphlets) for the non-professional owner/builder in an attempt to rehabilitate and expand the supply of affordable housing in the City.

Program 22: The City shall cooperate with federal, state and regional agencies to promote open housing choice and equal oppor-

tunity housing. The City will contact the State to advise them that any complaints regarding housing discrimination received by the City will be referred to the State Department of Fair Employment and Housing, which will investigate any complaints.

Energy Conservation

The function of this portion of the housing plan is to involve the City in the promotion of energy conservation. This plan is intended to provide a local context regarding energy issues and opportunities which will serve as the basis for developing a policy position on energy and energy conservation in housing.

Policy H: The City shall regulate the use of land to minimize energy consumption and maximize the efficiency of energy consumed.

Program 23: The City shall encourage land use arrangements, densities and uses that reduce travel time and enhance opportunities to use bicycles and pedestrian travel.

Program 24: The City shall work with utilities which offer free energy audits to promote programs emphasizing energy retrofitting in existing residential structures via insulation and weatherstripping.

Program 25: The City shall promote the use of passive and active solar systems in new and existing residential building through the City's development review phase of a proposed project.

Policy I: The City shall work with other local, state and federal agencies, public utilities, and community organizations to implement energy conservation and longer range renewable energy development programs.

Program 26: The City shall work with other cities, AMBAG, the County of Monterey and other agencies, to examine the potential benefits of energy incentives in relation to imposed energy conservation programs and identify community priorities in energy matters.

HOUSING PROGRAM SUMMARY

PROBLEM: Residential Opportunities and Development

TARGET RESIDENT: All Residents

PROGRAM(S): 1, 2, 3, 4, 5

PROGRAM ACTIONS: Use Land Use Map to indicate future residential development areas. Encourage a mixture of residential types. Develop guidelines for redevelopment. Encourage infilling of vacant or under-utilized lots.

OBJECTIVES: Increase supply of ownership housing and rental units to the extent that is economically feasible and consistent with population growth trends.

TIMING: Program 3 - 1987; Program 4 - 1987; Programs 1, 2, and 5 - 1985-1991.

FUNDING: Private, Public

RESPONSIBLE AGENCY: Planning Department

PROBLEM: Affordability

TARGET RESIDENT: Low-Moderate Income Residents

PROGRAM(S): 7, 8

PROGRAM ACTIONS: Construction of affordable building types such as mobile homes and modular and manufactured housing, incentives to developers.

OBJECTIVES: Increase housing opportunities for moderate-income residents.

TIMING: 1985 - 1991

FUNDING: Public, Private

RESPONSIBLE AGENCY: Planning Department, City Council

HOUSING PROGRAM SUMMARY

PROBLEM: Affordability

TARGET RESIDENT: Low-Moderate Income Residents, Elderly Residents

PROGRAM(S): 9, 10, 11, 12, 13

PROGRAM ACTIONS: Actions stated in Program

OBJECTIVES: Increase housing opportunities for low-moderate income residents.

TIMING: 1985 - 1991

FUNDING: Private, CDBG

RESPONSIBLE AGENCY: City Council, Planning Department, Housing Authority

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PROBLEM: Affordability

TARGET RESIDENT: Moderate-Income Owners, Senior Citizens

PROGRAM(S): 9

PROGRAM ACTIONS: Pursue joint venture with County to seek funding, if available, for mortgage assistance to owners.

OBJECTIVES: Mortgage assistance.

TIMING: 1985 - 1991

FUNDING: Joint Public/Private (Tax Exempt Mortgage Revenues Bonds; Equity Sharing)

RESPONSIBLE AGENCY: City Council, Housing Authorities, Redevelopment Agency

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HOUSING PROGRAM SUMMARY

PROBLEM: Codes, Standards and Development Processing

TARGET RESIDENT: All Residents

PROGRAM(S): 11, 12

PROGRAM ACTIONS: Actions stated in Programs. Implement any measure that may reduce housing costs based upon findings of review.

OBJECTIVES: Reduce housing costs.

TIMING: Program 11 - annually; Program 12 - 1987.

FUNDING: --

RESPONSIBLE AGENCY: Planning Department

PROBLEM: Housing Conditions

TARGET RESIDENT: All Residents

PROGRAM(S): 14, 15

PROGRAM ACTIONS: Actions stated in Program.

OBJECTIVES: Repair substandard ownership and rental housing with private and CDBG funds at a rate of 5% per year.

TIMING: 1985 - 1991

FUNDING: Community Development Block Grant; State Marks-Foran Residential Rehabilitation Act, HUD Section 312, FmHA Sec. 504, Redevelopment Program Fund for low and moderate income housing.

RESPONSIBLE AGENCY: Planning Department

HOUSING PROGRAM SUMMARY

PROBLEM:	Provision of Services
TARGET RESIDENT:	All Residents
PROGRAM(S):	6, 16
PROGRAM ACTIONS:	Actions stated in Program.
OBJECTIVES:	Help reduce housing costs.
TIMING:	Program 6 - 1985-1991; Program 16 - 1987.
FUNDING:	Public
RESPONSIBLE AGENCY:	Planning Department

PROBLEM:	Special Housing Needs
TARGET RESIDENT:	All residents and the elderly (retired)
PROGRAM(S):	17, 18, 19, 20, 21
PROGRAM ACTIONS:	Actions stated in Programs.
OBJECTIVES:	Provide affordable housing for elderly and disabled persons, female-headed and large family households, and farm workers.
TIMING:	Programs 17-20 - 1985-1991; Program 21 - 1986.
FUNDING:	Public, Private
RESPONSIBLE AGENCY:	City Council, Planning Department

HOUSING PROGRAM SUMMARY

PROBLEM:	Equal Housing Opportunity
TARGET RESIDENT:	All Residents
PROGRAM(S):	22
PROGRAM ACTIONS:	Actions stated in Programs.
OBJECTIVES:	Promote equal housing opportunities.
TIMING:	1985 - 1991
FUNDING:	--
RESPONSIBLE AGENCY:	Planning Department

PROBLEM:	Energy Conservation
TARGET RESIDENT:	All Residents
PROGRAM(S):	23, 24, 25, 26
PROGRAM ACTIONS:	Actions stated in Programs; work with utilities and media to promote retrofitting; develop format to review developments for use of solar site design features.
OBJECTIVES:	Increase energy efficiency.
TIMING:	1985 - 1991
FUNDING:	--
RESPONSIBLE AGENCY:	Planning Department

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